

NO TRANSFER
TAX PAID

WARRANTY DEED

010619

KNOW ALL MEN BY THESE PRESENTS that we, James F. Cosgrove and Marie A. Cosgrove, husband and wife, of Waterville, County of Kennebec and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Jolene Ouellette of Waterville, County of Kennebec and State of Maine, John R. Cosgrove of Waterville, County of Kennebec and State of Maine, Daniel J. Cosgrove of Waterville, County of Kennebec and State of Maine, Jeannine LaChance of Fairfield, County of Somerset and State of Maine, and Deborah Cosgrove of Waterville, County of Kennebec and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Jolene Ouellette, John R. Cosgrove, Daniel J. Cosgrove, Jeannine LaChance, and Deborah Cosgrove, as tenants in common, their heirs and assigns forever, a certain parcel of land situate in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville and being Lot No. Twenty-nine (29) on Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc., April, 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description.

The above described parcel of land is conveyed subject to the following restrictions and covenants:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within Twenty-five (25) feet of Violette Avenue, or within Five (5) feet of either the east or west boundary lines;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or secondhand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage shall be built thereon larger than Twenty (20) feet by Twenty (20) feet, two car, and that the front of said garage shall not be nearer Violette Avenue than Thirty-five (35) feet;
6. That no building house costing less than six thousand (\$6,000.00) dollars shall be built thereon.

Being the same premises conveyed to James F. Cosgrove and Marie A. Cosgrove by deed of Lorraine V. McAleer and Robert Violette, Trustees under Indenture of Trust, dated November 25, 1960 and recorded at the Kennebec County Registry of Deeds in Book 1208, Page 370.

The Grantors herein, James F. Cosgrove and Marie A. Cosgrove, shall retain an estate for their lives upon the above described property so long as they shall remain on the property.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Jolene Ouellette, John R. Cosgrove, Daniel J. Cosgrove, Jeannine LaChance, and Deborah Cosgrove, as tenants in common, their heirs and assigns forever, to them and their use and behoof forever.

AND we do covenant with the said Grantees, their heirs and assigns that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantees to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Jolene Ouellette, John R. Cosgrove, Daniel J. Cosgrove, Jeannine LaChance, and Deborah Cosgrove, their heirs and assigns forever, against the lawful claims and demands of all persons.


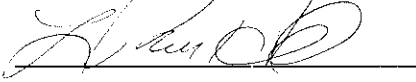
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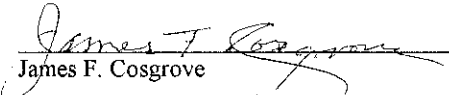
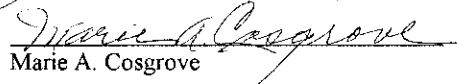
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IN WITNESS WHEREOF, we, the said James F. Cosgrove and Marie A. Cosgrove,
joining in this deed as Grantors, and relinquishing and conveying all our rights by descent and all
other rights in the above described premises, have hereunto set our hands and seals this 15th
day of ^{May} April, 2000.

42-112
⊗

Signed, Sealed and Delivered
in the presence of

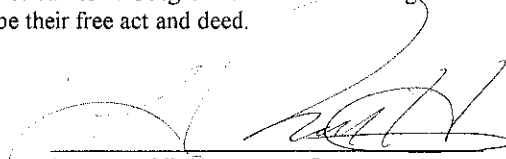

James F. Cosgrove

Marie A. Cosgrove

State of Maine
Kennebec, ss

^{May 15th}
~~April~~, 2000

Then personally appeared the above-named James F. Cosgrove and Marie A. Cosgrove
and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/Attorney at Law

L. PATRICIA HEARD
Notary Public - State of Maine
My Comm. Exp. 12-5-2000

RECEIVED KENNEBEC SS.

2000 MAY 19 AM 9:00

ATTEST: 
REGISTER OF DEEDS